

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 JANET COURT NARRE WARREN VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8 MURDOCH AVENUE NARRE WARREN VIC 3805	\$770,000	05-Jun-23
11 PEMBERTON DRIVE NARRE WARREN VIC 3805	\$750,000	22-May-23
15 DRUMMER LANE NARRE WARREN VIC 3805	\$760,000	08-May-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 August 2023



**8 MURDOCH AVENUE NARRE
WARREN VIC 3805**

 3  2  3

Sold Price **\$770,000** Sold Date **05-Jun-23**

Distance **0.73km**



**11 PEMBERTON DRIVE NARRE
WARREN VIC 3805**

 3  2  4

Sold Price ^{RS} **\$750,000** Sold Date **22-May-23**

Distance **1.96km**



**15 DRUMMER LANE NARRE
WARREN VIC 3805**

 3  2  2

Sold Price ^{RS} **\$760,000** Sold Date **08-May-23**

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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